

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|---------------------|---------------------|---------------------------------------|---------------------|---|--------------------|---------|
| | | | | | Group | A | Overall |
| Program Progress: | | | PJs in State: <div>7</div> | | | | |
| % of Funds Committed | <div>98.94</div> % | <div>98.07</div> % | <div>3</div> | <div>96.48</div> % | <div>84</div> | <div>71</div> | |
| % of Funds Disbursed | <div>89.08</div> % | <div>91.68</div> % | <div>6</div> | <div>89.00</div> % | <div>48</div> | <div>43</div> | |
| Leveraging Ratio for Rental Activities | <div>4.9</div> | <div>4.45</div> | <div>1</div> | <div>4.81</div> | <div>100</div> | <div>100</div> | |
| % of Completed Rental Disbursements to All Rental Commitments*** | <div>92.39</div> % | <div>93.24</div> % | <div>5</div> | <div>83.25</div> % | <div>64</div> | <div>41</div> | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | <div>66.16</div> % | <div>70.22</div> % | <div>5</div> | <div>70.99</div> % | <div>36</div> | <div>31</div> | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | <div>76.22</div> % | <div>69.86</div> % | <div>2</div> | <div>81.75</div> % | <div>33</div> | <div>28</div> | |
| % of 0-30% AMI Renters to All Renters*** | <div>47.03</div> % | <div>32.86</div> % | <div>1</div> | <div>45.84</div> % | <div>50</div> | <div>51</div> | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | <div>99.21</div> % | <div>97.84</div> % | <div>1</div> | <div>96.12</div> % | <div>61</div> | <div>51</div> | |
| Overall Ranking: | | | In State: <div>3</div> / <div>7</div> | | Nationally: <div>60</div> <div>59</div> | | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | <div>\$35,740</div> | <div>\$25,213</div> | | <div>\$27,889</div> | <div>757</div> Units | <div>20.60</div> % | |
| Homebuyer Unit | <div>\$12,430</div> | <div>\$12,367</div> | | <div>\$15,632</div> | <div>1,778</div> Units | <div>48.50</div> % | |
| Homeowner-Rehab Unit | <div>\$12,375</div> | <div>\$11,778</div> | | <div>\$21,037</div> | <div>1,133</div> Units | <div>30.90</div> % | |
| TBRA Unit | <div>\$0</div> | <div>\$3,332</div> | | <div>\$3,206</div> | <div>0</div> Units | <div>0.00</div> % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| PJ: | \$116,751 | \$80,186 | \$17,059 |
| State:* | \$114,914 | \$83,294 | \$15,863 |
| National:** | \$99,461 | \$78,568 | \$23,907 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.03

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|
| White: | 11.1 | 30.1 | 48.5 | 0.0 |
| Black/African American: | 87.0 | 63.0 | 49.1 | 0.0 |
| Asian: | 0.5 | 0.7 | 0.3 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.1 | 0.1 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.1 | 0.2 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.1 | 0.3 | 0.0 |
| Black/African American and White: | 0.0 | 0.1 | 0.5 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.2 | 0.1 | 0.0 |
| Other Multi Racial: | 0.3 | 0.3 | 0.2 | 0.0 |
| Asian/Pacific Islander: | 0.4 | 2.8 | 0.0 | 0.0 |

ETHNICITY:

| | | | | |
|----------|---|---|---|---|
| Hispanic | 0.8 | 1.9 | 0.8 | 0.0 |
|----------|---|---|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|---|
| 1 Person: | 46.2 | 28.5 | 40.6 | 0.0 |
| 2 Persons: | 20.8 | 23.7 | 27.5 | 0.0 |
| 3 Persons: | 17.2 | 20.5 | 12.9 | 0.0 |
| 4 Persons: | 9.1 | 15.4 | 9.5 | 0.0 |
| 5 Persons: | 4.4 | 7.2 | 4.7 | 0.0 |
| 6 Persons: | 1.5 | 2.9 | 2.7 | 0.0 |
| 7 Persons: | 0.7 | 0.7 | 1.1 | 0.0 |
| 8 or more Persons: | 0.3 | 0.6 | 0.9 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|---|
| Single/Non-Elderly: | 38.7 | 40.0 | 32.3 | 0.0 |
| Elderly: | 25.2 | 2.6 | 22.9 | 0.0 |
| Related/Single Parent: | 29.4 | 35.1 | 19.9 | 0.0 |
| Related/Two Parent: | 4.1 | 17.0 | 18.6 | 0.0 |
| Other: | 2.4 | 4.8 | 6.2 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 41.9 | 0.1 [#] |
| HOME TBRA: | 3.6 | |
| Other: | 6.1 | |
| No Assistance: | 48.3 | |

of Section 504 Compliant Units / Completed Units Since 2001 54

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis State: MO Group Rank: 60
 (Percentile)
 State Rank: 3 / 7 PJs Overall Rank: 59
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 77.87% | 92.39 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 53.90% | 66.16 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 76.22 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 92.09% | 99.21 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 2.415 | 2.01 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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